

PROPERTY LOCATION

No	Alt No	Direction/Street/City
51	-53	MELROSE ST, ARLINGTON

OWNERSHIP

OWNERSHIP			Unit #:	
Owner 1:	GROVES WILLIAM HARRIS SR &			
Owner 2:	GROVES SANDRA MARIE BUSH/TR OF			
Owner 3:	GROVES FAMILY IRREVOCABLE TR			
Street 1:	51 MELROSE ST			
Street 2:				
Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry		Own Occ: Y
Postal:	02474		Type:	

PREVIOUS OWNER

Owner 1:	GROVES WILLIAM H-SANDRA M -		
Owner 2:	-		
Street 1:	51 MELROSE ST		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	
Postal:	02474		

NARRATIVE DESCRIPTION

This parcel contains .114 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1925, having primarily Vinyl Exterior and 2859 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4950		Sq. Ft.	Site		0	80.	1.15	1									454,802						454,800	
Total AC/HA:	0.11364			Total SF/SM:	4950		Parcel LUC:	104	Two Family			Prime NB Desc	ARLINGTON							Total:	454,802		Spl Credit			Total:	454,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
104	4950.000	470,600		454,800	925,400		2516
							GIS Ref
							GIS Ref
Total Card	0.114	470,600		454,800	925,400	Entered Lot Size	
Total Parcel	0.114	470,600		454,800	925,400	Total Land:	
Source: Market Adj Cost		Total Value per SQ unit /Card:		323.65	/Parcel: 323.65	Land Unit Type:	Insp Date
							08/11/17

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date		
2022	104	FV	470,600	0	4,950.	454,800	925,400		Year end	12/23/2021	PRINT	
2021	104	FV	448,400	0	4,950.	454,800	903,200		Year End Roll	12/10/2020		Date
2020	104	FV	448,500	0	4,950.	454,800	903,300	903,300	Year End Roll	12/18/2019	12/29/21	18:14:40
2019	104	FV	345,500	0	4,950.	483,200	828,700	828,700	Year End Roll	1/3/2019		
2018	104	FV	345,500	0	4,950.	352,500	698,000	698,000	Year End Roll	12/20/2017	LAST REV	
2017	104	FV	323,100	0	4,950.	307,000	630,100	630,100	Year End Roll	1/3/2017	Date	Time
2016	104	FV	323,100	0	4,950.	261,500	584,600	584,600	Year End	1/4/2016	11/17/17	09:46:11
2015	104	FV	286,200	0	4,950.	255,800	542,000	542,000	Year End Roll	12/11/2014	danam	

SALES INFORMATION

TAX DISTRICT

[illegible]

PAT ACCT.

BUILDING PERMITS

[illegible]

ACTIVITY INFORMATION

Date	Result	By	Name
8/11/2017	MEAS&NOTICE	HS	Hanne S
5/4/2009	Measured	163	PATRIOT
3/30/2000	Inspected	263	PATRIOT
9/21/1999	Mailer Sent		
9/21/1999	Measured	256	PATRIOT
11/1/1991		PM	Peter M

Sign: _____

VERIFICATION OF VISIT NOT DATA ___/___/___



Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:	2516
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

